

Thank you for your interest in this parcel.

Basic survey of the property: Page 2

Property description and deed restrictions: Page 3-4

Tax receipt for 2024: Page 5

Map of area: Page 6

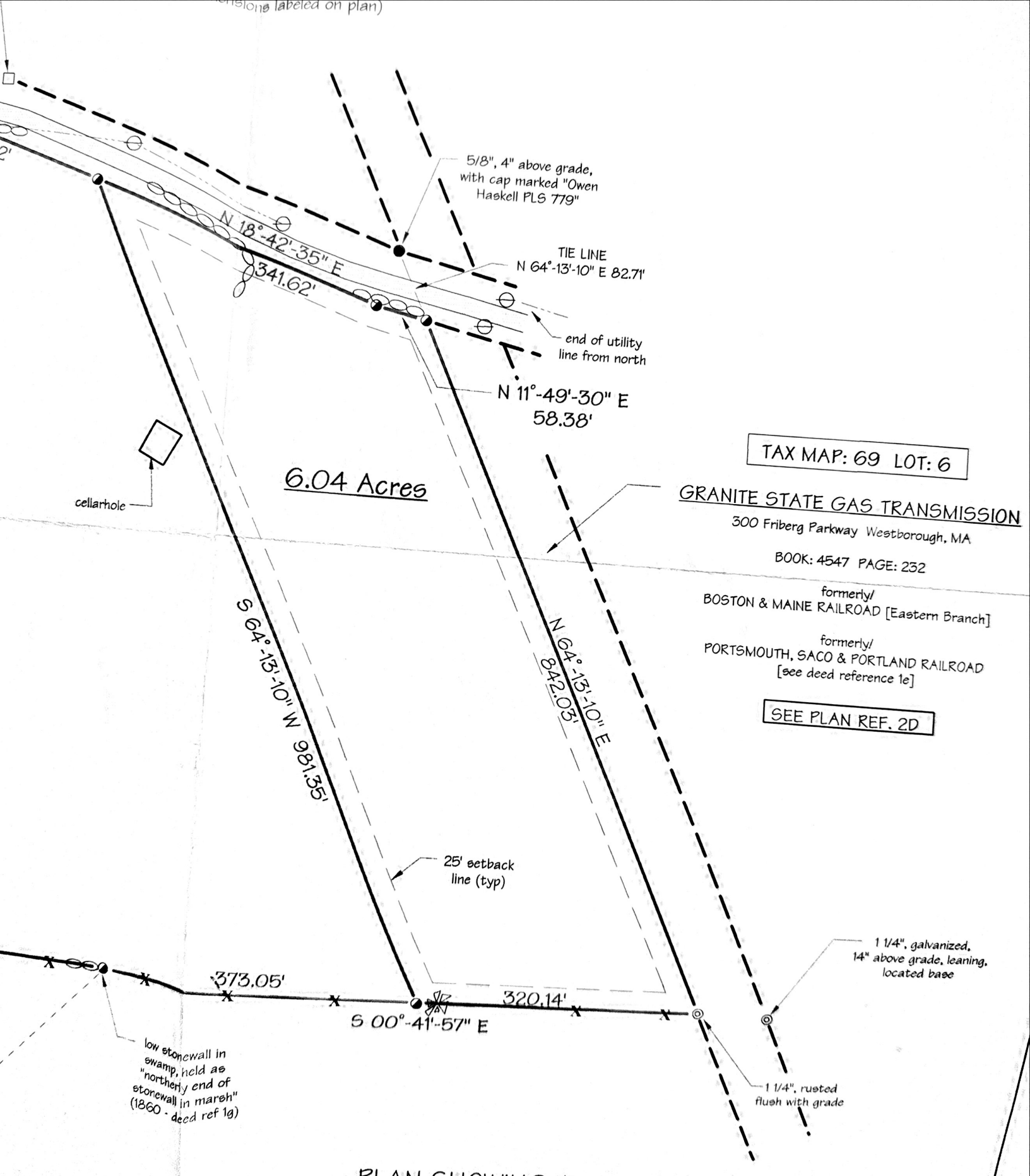
Images of property: Page 7-10

Asking price \$250,000

Contact information: mhouse.6acres@gmail.com

Serious inquiries only, please.

Have a great day!



A certain lot or parcel of land situated on the easterly side of Meetinghouse Road in the Town of Wells, County of York, State of Maine being more particularly bounded and described as follows:

Beginning at an iron rod set on the easterly sideline of Meetinghouse Road at the southwest corner of land of Granite State Gas Transmission as described in Book 4547, Page 232 of the York County Registry of Deeds, said rod bearing North 64° 13' 10" East, 82.71 feet, from an iron rod found at the northeast corner of Lot 2 of "Subdivision Plan Cross Country Estates" as recorded in Plan book 254, Page 49;

Thence, North 64° 13' 10" East by the apparent southerly sideline of Granite State Gas Transmission (being the former location of the Portsmouth, Saco & Portland Railroad and later the Eastern Branch of the Boston and Maine Railroad), 842.03 feet, to a 1 1/4 inch iron pipe found, rusted flush with grade, and shown on "Plan Showing Land of Charles Zois" as recorded in Plan Book 78, Page 24;

Thence, South 00° 41' 57" East by land of Quake, 320.14 feet, to an iron rod set;

Thence, South 64° 13' 10" West by land of Plaisted and Taylor, 981.35 feet, to an iron rod set;

Thence, North 18° 42' 35" East by the easterly sideline of Meetinghouse Road, 341.62 feet, to an iron rod set;

Thence, North 11° 49' 30" East by the easterly sideline of Meetinghouse Road, 58.38 feet, to the true point of beginning.

Containing 6.04 +/- Acres.

Subject to any rights granted to the successors and assigns of the Portland, Saco and Portsmouth Railroad Company as described in Book 171, Page 260.

The bearings reference herein relate to the 2001 Magnetic Meridian. The iron rods set are 5/8 inch rebar with plastic cap marked "GREAT HILL SURV ME PLS 2299".

As part of the consideration hereof, the parties hereto, their heirs and assigns, agree that said premises shall be subject to certain conditions, covenants and restrictions which shall be taken to be real covenants running with the land and binding upon the Grantors herein, their heirs and assigns, and upon the Grantees herein, their heirs and assigns, as follows, viz:

1. There shall be only 1 dwelling house building with an attached two car garage erected or maintained on said lot. House must have a minimum of a two car attached garage.
2. The premises shall be used for residential purposes only.

3. Under no condition shall the outside covering of the sidewalls of any building erected or maintained on said lot be of tar or asphalt paper, felt, canvas or similar materials.
4. Sewerage disposal shall be by septic tank with proper drainage field.
5. There shall be no tents, house trailers, mobile homes on said lot at any time.
6. Inside dimensions of dwelling house shall contain at least 1400 square feet of living space, exclusive of garage, porches and the like.
7. No motor vehicle that might be termed "junk" under the Statutes of the State of Maine shall be allowed on said lot at any time.
8. Outside surfaces of buildings are to be finished and painted and lots graded and seeded within 12 months of date of start of construction.
9. No fences at a height of more than 5 feet shall be erected on any lot that might interfere or obstruct neighbor's view.
10. No animals other than household pets normally housed in a residence shall be permitted on these premises.
11. No house or structure shall be erected or maintained nearer than 70' of any road line or nearer than 35' from any lot line. A 20' screening of natural growth to be left from the street into the lot as well as a 35' screening of natural growth on the side and rear.
12. This lot can never be subdivided or have more than one residential house thereon.

2024 REAL ESTATE TAX BILL
Fiscal Year July 1, 2023 - June 30, 2024

**TOWN OF WELLS
TAX COLLECTOR
208 SANFORD RD
WELLS, ME 04090**

Tax Rate \$ 5.96 per \$1,000

DUE DATE :	12/11/2023
INTEREST BEGINS AFTER :	12/11/2023
FULL YEAR TAX AMOUNT :	\$977.68
PAYMENTS / ADJUSTMENTS :	\$0.00
CURRENT YEAR PAST DUE :	\$0.00
INTEREST :	\$0.00
CURRENT INSTALLMENT TAX AMOUNT :	\$488.84
AMOUNT DUE :	\$488.84

**Payment made after 10/26/2023 may not
reflect on this bill**

TOWN HALL HOURS
Mon thru Fri: 8am-4pm
1st and 3rd Tuesdays of the month 8am-6pm

REMITTANCE INSTRUCTIONS
Taxes may be paid by mail.
Please include account number on checks.
Please make check or money order payable to:
TOWN OF WELLS
PAYMENT PROCESSING CENTER
P.O. BOX 123
BRATTLEBORO, VT 05302-0123

ACCOUNT NUMBER :	0069007001RE
BILL NUMBER :	11658
PARCEL :	0069/007-001
BOOK / PAGE :	13960/0243
LOCATION :	0 MEETINGHOUSE RD

INTEREST AT 8% PER ANNUM CHARGED AFTER DUE DATE
NOTICE TO TAXPAYERS

*Notice is hereby given that your county, school and municipal tax has been committed for collection on **October 26, 2023**. You have the option to pay the entire amount on or before **December 11, 2023** or you may pay in two installments, the first payment on or before **December 11, 2023** and the second payment on or before **June 10, 2024**. Interest will be charged on the first installment at an annual rate of 8% starting **December 12, 2023**. Interest will be charged on the second installment at an annual rate of 8% starting **June 11, 2024**.

*As per State statute, the ownership and taxable valuation of all real and personal property subject to taxation shall be fixed as of April 1st. For this bill, that date is April 1, 2023. **If you have sold your real estate since April 1, 2023, it is your obligation to forward this bill to the new property owner.**

*Without State Aid to Education, Homestead Exemption Reimbursement and State Municipal Revenue Sharing your tax bill would have been 5.67% higher.

*For information regarding valuations please contact the Assessors Office at (207) 646-6081.

*This bill is for the current fiscal year only; past due amounts are not included. To determine past due amounts OR to receive information regarding payments, interest, cost changes and/or refunds, please contact the Tax Collector's Office at (207) 646-5113 ext 356.

*Maine Law now provides the Homestead Exemption in the amount of \$25,000 off the valuation for eligible Maine residents.

*If your bank pays your taxes, please forward your bill to them. If a receipt is desired, please send a self-addressed, stamped envelope.

*The outstanding bonded indebtedness of the Town of Wells as of **10/26/2023** is \$17,300,000.00.

*Payments received after **10/26/2023** may not be reflected on this bill.

CURRENT BILLING INFORMATION	
LAND VALUE	\$ 164,040
BUILDING VALUE	\$
HOMESTEAD EXEMPTION	\$
OTHER EXEMPTIONS	\$
PERSONAL PROPERTY	\$
TAXABLE VALUATION	\$ 164,040

TAX RATE DISTRIBUTION	
SCHOOL :	56.23%
COUNTY :	4.86%
MUNICIPAL :	38.91%
TOTAL :	100%



 Meetinghouse land

43.36696, -70.63459

Share this location

Directions from here

Directions to here

What's here?

Search nearby

Print

Add a missing place

Add your business

Report a data problem

Measure distance



Meetinghouse Rd, Wells ME

311'

981'

N

842'

342'





